

CHAPTER 22

MANUFACTURING ZONE M-2

22-1.	Purpose and Intent	
22-2.	Permitted Uses	
22-3.	Conditional Uses	
22-4.	Site Development Standards	
22-5.	Sign Regulations	26-72

22-1. Purpose and Intent.

The purpose of the heavy manufacturing zone is to provide suitable areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community.

22-2. Permitted Uses.

1. Any permitted use in an M-1 Zone
 2. Building material sale yard, Blacksmith shop
 3. Contractors equipment storage yard
 4. Feed, cereal or flour mill
 5. Freightling or trucking yard or terminal
 6. Home occupations - with no visiting clientele 96-35
 7. Manufacturing, processing, compounding, packing treatment and/or storage of Acetylene gas
 8. Manufacture, fabrication, assembly, canning, compounding, packaging process, treatment, storage and/or maintenance of the following:
 - a. Airplane and parts; automobile and parts
 - b. Cans
 - c. Emery cloth excelsior
 - d. Hardware
 - e. Machinery, matches
 - f. Oxygen
 - g. Salt
-

22-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22-C of this Zoning Ordinance.

1. Any Conditional Use allowed in an M-1 Zone
 - 1a. Automobile recycling (parts dismantling) when conducted within a completely enclosed building. The recycling facility shall have no more than 40 automobiles at the site at any one time. Any automobile recycling vehicle storage area must be enclosed by a solid wall or fence of not less than seven (7) feet in height 15-85
 2. Go-cart racing or drag strip racing
 3. Home occupations - with visiting clientele 96-35
 4. Incinerator, non-accessory, provided that no objectionable fumes and odors are emitted

5. Manufacturing, fabrication, assembly, canning, compounding, packaging process treatment, storage and/or maintenance of the following:
 - a. Alcohol
 - b. Brass, brick
 - c. Candles, cast stone products, cement and cinder products, copper, ceramic products, Clay products
 - d. Dyestuff
 - e. Feathers, fiber, fish food products
 - f. Glass, glucose, gypsum
 - g. Hair
 - h. Ink, iron
 - i. Lampblack, linoleum, lime
 - j. Malt, meats
 - k. Oilcloth, oiled rubber goods
 - l. Paper, paint, pulp, pickles, plaster, plaster of paris, plastic
 - m. Sauerkraut, sheet metal, shellac, shoddy, shoe polish, soap, and detergent, starch, steel
 - n. Terracotta, tile, turpentine
 - o. Varnish, vinegar
 - p. Yeast
6. Metals and metal products treatment and processing
7. Oil or lubricating grease compounding
8. Petroleum refining and storage
9. Public Utility Substations 96-42
10. Railroad yards, shop and/or roundhouse
11. Rock crusher
12. Sewage disposal or treatment plant
13. Site leveling and preparation for future development 3-91
14. Wrecked Car Sales
15. Uses which follow, provided they are located at least 600 feet from any zone boundary:
 - a. Animal by-products plants, garbage, offal or dead animal reduction or dumping; automobile wrecking yard, provided the use is enclosed with a seven foot high solid fence or wall
 - b. Blast furnace
 - c. Cement, mortar, plaster or paving material, central mixing plant
 - d. Fat rendering
 - e. Gravel pits, quarries
 - f. Junk or salvage yard, provided the use is enclosed with a seven foot high solid fence or wall
 - g. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following:
 - Acid
 - Ammonia
 - Asphalt
 - Bleaching powder and chlorine
 - Bone
 - Chemicals of an objectionable or dangerous nature
 - Coal or wood
 - Creosote
 - Disinfectants or insecticides
 - Fat
 - Fireworks or explosives
 - Fur
 - Gas
 - Gelatin or size
 - Glue
 - Hide
 - Ore

- Plastic
- Potash
- Pyroxylin
- Roofing or waterproofing materials
- Rubber or guttapercha
- Tallow grease or lard
- Tar
- Wood
- h. Metals crushing for salvage
- i. Ore beneficiation
- j. Smelting or refining of materials
- k. Steel or iron mill mines
- l. Stockyards, slaughter house
- 15. Manufactured Housing, to serve as quarters for guard or night watchman and family so long as it is permanently affixed on approved concrete or concrete block foundation 12-90
- 16. Dwelling unit for proprietor or employee, who also serves as night watchman, and their immediate family, provided that an additional 3,000 square feet of landscaped area is provided for the residential use. As a Conditional Use, the Township Planning Commission, for the jurisdiction in which the application is made, shall have the discretion to approve either an attached or a detached dwelling, based upon the primary manufacturing use and architectural design to protect the noise levels and privacy of the residents. 2001-33

22-4. Site Development Standards.

- | | | |
|----|------------------------|---|
| 1. | Minimum lot area | None if connected to a public sewer, 20,000 sq. ft. otherwise. Single family dwellings shall require five (5) acres 14-92 |
| 2. | Minimum lot width | 100 feet |
| 3. | Minimum Yard Setbacks: | |
| | a. Front | 30 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width 2-89 |
| | b. Side | none except 20 ft. where adjacent to a residential zone boundary and a side yard facing a street on a corner lot, and for single family dwellings |
| | c. Rear | none except 20 ft. where building rears on a residential zone and 30 ft. for single family dwelling |
| 4. | Building Height | |
| | a. Minimum | one story |
| | b. Maximum | none |
| 5. | Lot coverage | not over 80 percent of the lot area by buildings |
-

22-5. Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with Chapter 23-19 and as follows:

1. Advertising signs and billboards, provided the following conditions are met:
 - a. Size - the maximum size of a billboard at any one location shall not be larger than one thousand (1,000) sq. ft.
 - b. Spacing - the minimum distance between any two billboards adjacent to and facing a freeway or highway shall be five hundred (500) feet

- c. Freeway Access - the minimum distance between any advertising sign or billboard and the beginning of the pavement widening for an entrance or exit ramp on a freeway shall be not less than five hundred (500) feet. In addition, billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations
 - 2. Animated Sign
 - 3. Business signs, not exceeding in area five (5) square feet for each foot of street frontage with a maximum of six hundred fifty (650) square feet for each sign, provided that Business Signs adjacent to and within six hundred and sixty (660) feet of an Interstate Freeway or Federal Aid Primary Highway, may have a maximum size of one thousand (1,000) square feet for each sign
 - 4. Flat sign
 - 5. Ground sign
 - 6. Identification sign, illuminated sign
 - 7. Name Plate
 - 8. Property sign, projecting sign, public necessity sign
 - 9. Roof sign
 - 10. Service sign
 - 11. Temporary sign
-